

La Puesta del Sol Unit Three

City of El Paso — City Plan Commission — 12/6/2018

SUSU18-00068 — Major Preliminary



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: Tropicana Development Inc.

REPRESENTATIVE: CEA Group

LOCATION: North of Artcraft & West of Desert, District 1

ACREAGE: 17.14

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: 1. A modification to allow a 48' ROW.
2. A modification to allow a 52' ROW.

RELATED APPLICATIONS: N/A

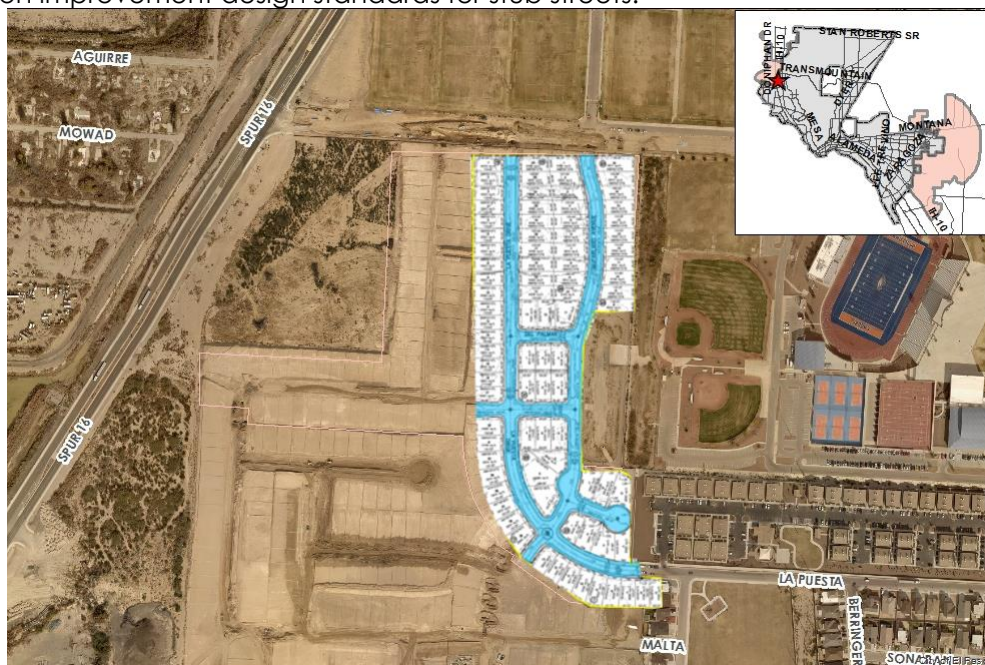
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 17.14 acres of vacant land for 87 single-family residential lots and one drainage pond. Access to the subdivision is proposed from La Puesta Drive and Isela Rucalcaba Street. This development is being reviewed under the former subdivision code prior to 2008.

SUMMARY OF RECOMMENDATION: Planning staff recommends approval of La Puesta del Sol Unit Three subject to the following conditions:

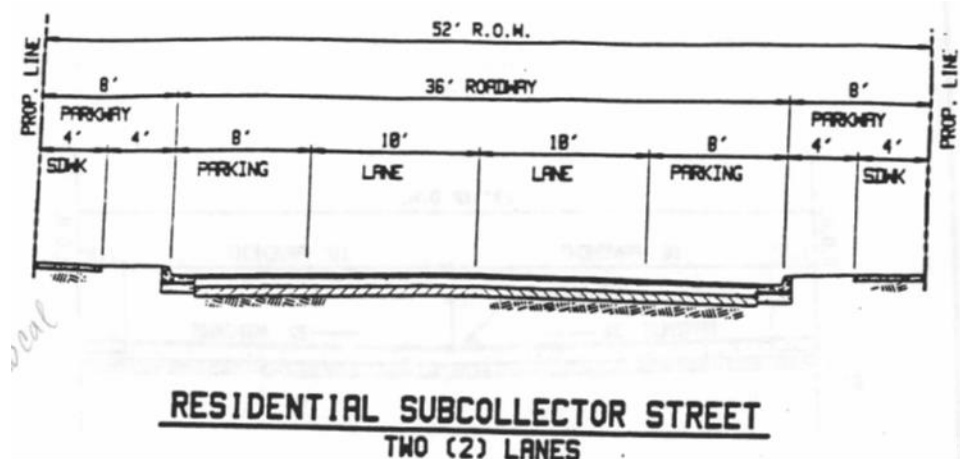
- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- A guard-rail and Type III dead-end sign shall be provided by the subdivider pursuant to the subdivision improvement design standards for stub streets.



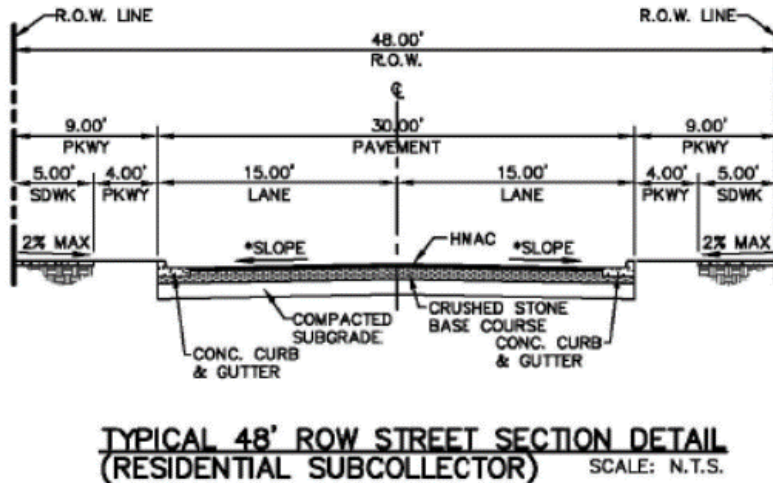
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

- The applicant is requesting the following modification requests pursuant to Section 19.04.170 of the former subdivision code:
 1. To allow a 48' ROW with 30' of pavement, 4' landscape and 5' sidewalk.

REQUIRED

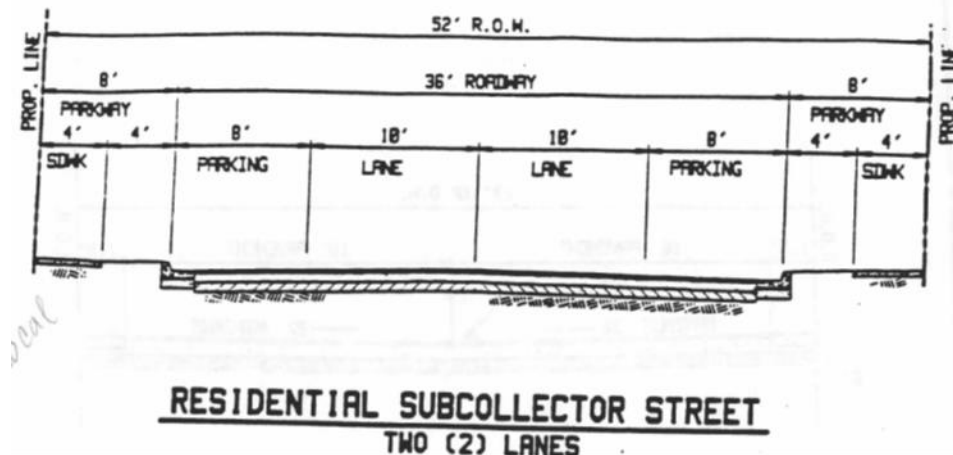


PROPOSED

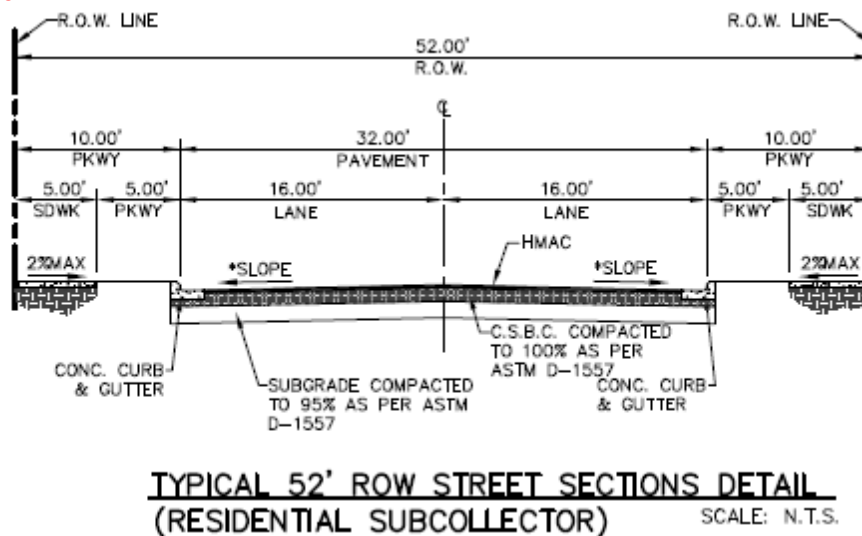


- To allow a 52' ROW with 32' of pavement, 5' landscape and 5' sidewalk

REQUIRED



PROPOSED



Section 19.04.170. A1-A3 of the former code (Modifications of conditions) provides the criteria the City Plan Commission may use to evaluate a modification request from the DSC standards. The section reads as follows:

Section 19.04.170

- The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property.
- Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship of the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
- The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban(Walkable).

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is developing a hike and bike trail.
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed subdivision has connectivity from La Puesta Drive as well as to the adjacent subdivision, La Puesta del Sol Unit Two, to the south.

NEIGHBORHOOD CHARACTER: Subject property is zoned R-3A(Residential) and is currently vacant, however, it is in the process to be a residential development. Properties adjacent to the subject property are zoned R-3A(Residential). Surrounding land uses are proposed to be residential developments. The nearest school is Canutillo High, adjacent to the east of the proposed subdivision. The nearest park is Westside Sports Complex, adjacent to the north of the proposed subdivision. This property is located within the Westside Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Planning staff recommends approval of La Puesta del Sol Unit Three subject to the following conditions:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- A guard-rail and Type III dead-end sign shall be provided by the subdivider pursuant to the subdivision improvement design standards for stub streets.

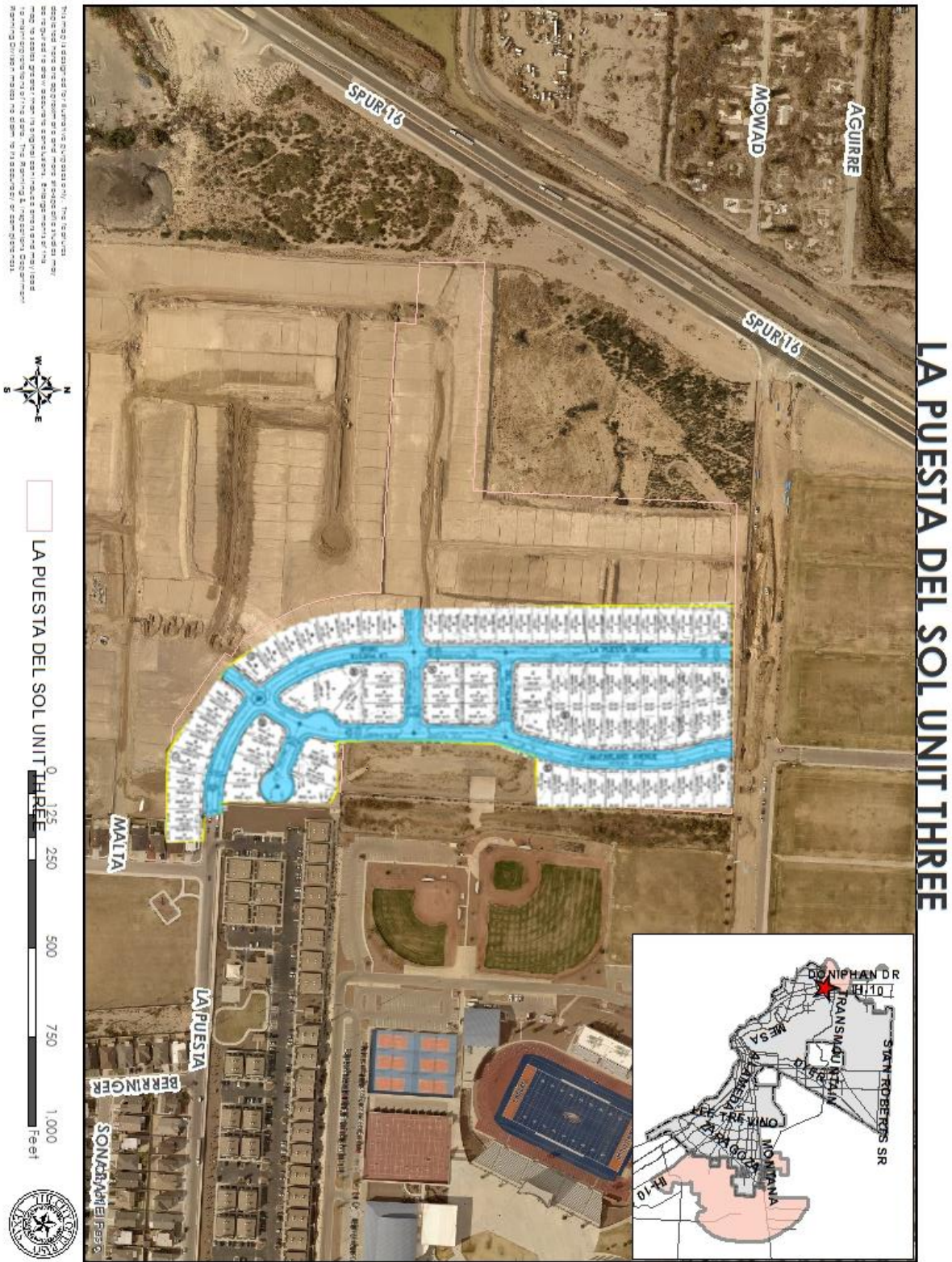
PLAT EXPIRATION:

This application will expire on **June 6, 2019**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

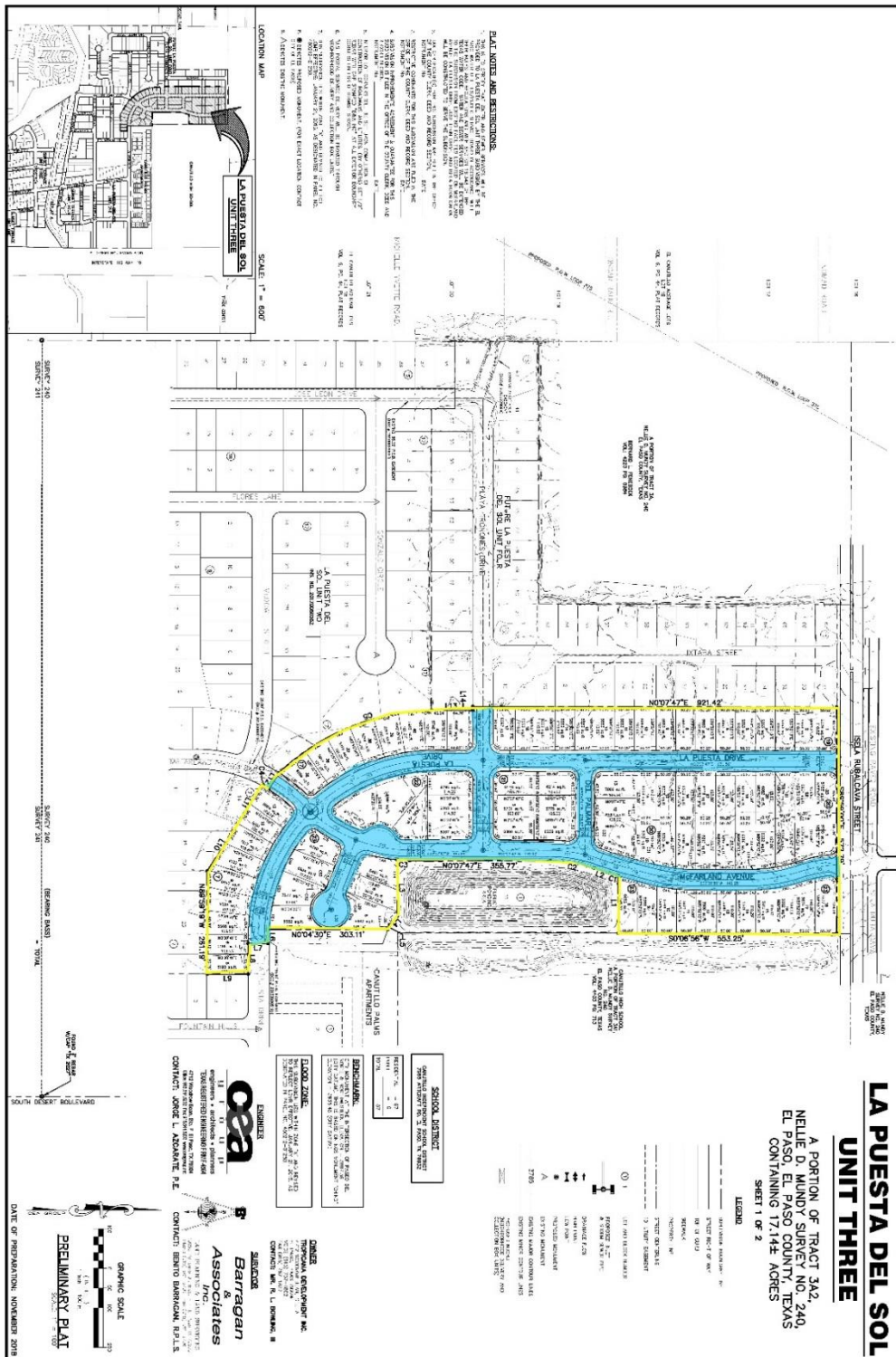
ATTACHMENTS:

1. Location map
2. Preliminary plat
3. Modification request
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

August 8, 2018

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz

Reference: La Puesta Del Sol Unit Three Major Preliminary Plat
Modification Letter

Dear Mr. Nelson:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 48-foot Roadway

This modification shall consist of a 48-foot roadway cross-sections with (2) 15-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on utilizing the new street sections on the City of El Paso's current subdivision design standards

Modification No. 1: 50-foot Roadway

✓ This modification shall consist of a 50-foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted abutting subdivision: La Puesta Del Sol Unit Two.

Modification No. 2: 52-foot Roadway

This modification shall consist of a 52-foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on utilizing the new street sections on the City of El Paso's current subdivision design standards.

✓ Modification No. 3: 53-foot Roadway

This modification shall consist of a 53-foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway or the consideration of 4-inch rolled curb on only the hiking trail side, (2) 4-foot parkways abutting the curb, (1) 5-foot concrete sidewalk and (1) 8-foot hiking trail. Our request is based on maintain continuity from the already constructed and city accepted abutting subdivision: La Puesta Del Sol Unit One.

engineers • architects • planners



If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Jorge L. Azcarate, P.E.
Principal Engineer

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JLA/cj

engineers • architects • planners

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 11/13/2018

FILE NO. SUSU18-00069

SUBDIVISION NAME: La Puesta Unit Three

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Tract 3A-2, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas. Containing 17.14
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>15.00</u>	<u>87</u>	Office		
Duplex			Street & Alley	<u>2.04</u>	<u>2</u>
Apartment			Ponding & Drainage	<u>0.10</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>90</u>	
Industrial			Total (Gross) Acreage	<u>17.14</u>	
3. What is existing zoning of the above described property? R-3A/A-2 Proposed zoning? R-3A/A-2
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Extension of Proposed Box Culvert from the existing Pond Structure, Storm Sewer inlets and pipes.
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception Street Right of Way 52'/32', 50'/32';
Traffic Code
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12.	Owner of record	Tropicana Development Inc.	4712 Woodrow Bean Ste. A, El Paso TX 79924 915-757-1802
		(Name & Address)	(Zip) (Phone)
13.	Developer	Bowling Enterprises, LLC.	4712 Woodrow Bean Ste. A, El Paso TX 79924 915-757-1802
		(Name & Address)	(Zip) (Phone)
14.	Engineer	CEA Group Engineering	4712 Woodrow Bean Ste. F, El Paso, TX 79924 915-544-5232
		(Name & Address)	(Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument, or other known and accepted survey points. This tie shall be delineated on the plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **La Puesta Del Sol Unit Three**, a major preliminary plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **87** Single-family dwelling lots and is part of La Puesta Del Sol Land Study; Developer has accrued "Parkland credits" thru the dedication of a 4.09 Acre Park with-in La Puesta Del Sol #1 Subdivision.

Based on the following parkland calculations this subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceed the requirements by **0.39 Acres** or **39** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Land Study

1.- La Puesta Del Sol Land Study - Parkland calculations:

La Puesta Del Sol #1 = Dedicated "Park Site". . . **4.09 Acres** or **409 Dwelling Units**

La Puesta Del Sol #1 = 75 Units Requiring 0.75 Acres or 75 Dwelling Units

Sunset Terrace #5 = 62 Units Requiring 0.62 Acres or 62 Dwelling Units

La Puesta Del Sol #2 = 146 Units Requiring . . . 1.46 Acres or 146 Dwelling Units

La Puesta Del Sol #3 = 87 Units Requiring 0.87 Acres or 87 Dwelling Units

Balance = 0.39 Acres or 39 Dwelling Units

2. – Informational comments for the Hiking Trail along La Puesta Dr.:

- a. Hiking trail need to be of concrete 4 inches thick reinforced with 6x6-6 WWM
- b. Parkway needs to include street trees spaced at maximum 20' apart.
- c. Parkway needs to be landscaped with rock or screening material.

This subdivision is located under Park Zone: **NW-9**

Nearest Park: **La Puesta Del Sol Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

EPWU does not object to this request.

Water service for the majority of the subdivision is anticipated to be provided from mains that operate on the Valley Pressure Zone.

Water service will be provided, from the existing Sunset Terrace Intermediate Pressure zone, to the portion of the subject subdivision that consists of Blocks 7, Lots 26-34.

The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected at the time the El Paso Water Utilities receives an application for water and sanitary sewer services.

Water:

There is an existing 8-inch diameter water main along Isela Rubalcava Blvd. approximately 14 feet south of and parallel to the right of way's northern boundary line. This main is available for service and main extensions.

There is an existing 8-inch diameter water main along Playa Tronones and then north along Ixtapa, approximately 8 feet north/east of the right of way centerline. This main is available for service.

Sanitary Sewer:

There is an existing 36-inch diameter sewer main interceptor that extends along the Jose Leon Dr. No direct service connections are allowed to this main as per El Paso Water Utilities – Public Service Board Rules and Regulations.

There is an existing 8-inch diameter sewer main along Jose Leon Dr. and terminates at Lot 68 of Block 15. This sanitary sewer main is available for main extensions.

General:

Water and sewer main extensions are required from the above described mains. The Owner/Developer is responsible for the main extension costs.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

FIRE DEPARTMENT:

No objections.

Central Appraisal District:

No comments received.

SUN METRO:

No comments received

911:

Consider changing the name of La Puesta Dr north of McFarland Ave so there are not 300s south of Mc Farland and 6600s north of McFarland? I would like to request that a new street name be added to the cul de sac at block 21. Otherwise, please change the addressing for block 21 from the 300 range to the 6600 range